



## RPA PROJECT MANAGEMENT

### Project Status Report

Department of Intellectual & Developmental Disabilities

#### Andrew Jackson Building

<b>Project:</b> Office Build-Out, Commissioner's Suite Andrew Jackson Building Nashville, TN 529/073-004		<b>Project Work Type:</b> Buildout	<b>Delivery Method:</b> Job Order Contract	<b>Project Budget:</b>
		<b>Current Work Phase:</b> In Design	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b>
<b>Project Manager:</b>	<b>Construction Admin:</b>	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:**

**Budget:** G

**Schedule:** G 8/22/11: Interior Design group is facilitating.

**Issues:** G

#### Arlington Development Center

<b>Project:</b> Facilities Services Building Reroof Arlington Development Center Arlington, TN 344/017-01-2010		<b>Project Work Type:</b> Re-roof	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$400,000.00
		<b>Current Work Phase:</b> Construction	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$352,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Loggins, B.	<b>Designer:</b>	<b>Contractor:</b> Jolly Roofing & Contracting C	

**Project Health:**

**Budget:** G

**Schedule:** G 9/16/10: Design Contract in signature process.  
11/12/10: Project Kick-off meeting scheduled for 11/23/10.  
8/25/11: Construction NTP is 8/18/11.  
10/28/11: Construction is proceeding.

**Issues:** G

<b>Project:</b> Service Complex Exterior Updates Arlington Development Center Arlington, TN 344/017-01-2011		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$500,000.00
		<b>Current Work Phase:</b> SBC Approved Processing Contract	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$385,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b>	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:**

**Budget:** G

**Schedule:** G 10/28/11: Design Contract in signature process.

**Issues:** G

<b>Project:</b> <b>Emergency Repairs-Phase 2</b> Arlington Development Center Arlington, TN 344/017-02-2008		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$1,560,000.00
		<b>Current Work Phase:</b> Project Closed Out Awaiting One-Year Corr Insp	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$1,375,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Loggins, B.	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b> <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> 9/28/11: Awaiting Warranty Inspection due December 2011. <b>Issues:</b> <span style="background-color: green; color: white;">G</span>				

### Clover Bottom Development Center

<b>Project:</b> <b>Essential Maintenance / Roof Repairs</b> Clover Bottom Development Center Nashville, TN 344/003-01-2009		<b>Project Work Type:</b> Maintenance	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$2,000,000.00
		<b>Current Work Phase:</b> Substantially Complete	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$1,595,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Patteson, G.	<b>Designer:</b>	<b>Contractor:</b> Kerry G. Campbell, Inc.	
<b>Project Health:</b> <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> 8/4/11: Substantial Completion achieved as scheduled on 7/23/11. 9/28/11: Waiting roof warranty for closeout and final pay request. <b>Issues:</b> <span style="background-color: green; color: white;">G</span>				

<b>Project:</b> <b>Essential Maintenance-Roof Repairs-Phase II</b> Clover Bottom Development Center Nashville, TN 344/003-01-2009-01		<b>Project Work Type:</b> Maintenance	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$801,495.00
		<b>Current Work Phase:</b> Construction Documents	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$715,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Fields, J.	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b> <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> 10/28/11: NTP to CDP issued 7/27/11; CDP under review. <b>Issues:</b> <span style="background-color: green; color: white;">G</span>				

<b>Project:</b> <b>Harold Jordan Center Consultant</b> Clover Bottom Development Center Nashville, TN 344/003-01-2011		<b>Project Work Type:</b> Planning	<b>Delivery Method:</b> Design Consultant	<b>Project Budget:</b> \$100,000.00
		<b>Current Work Phase:</b> SBC Approved Processing Contract	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$0.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b>	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b> <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> 10/28/11: Design Contract in signature process. <b>Issues:</b> <span style="background-color: green; color: white;">G</span>				

<b>Project:</b> <b>Demolish Roberts Hall &amp; Old WAC Building</b> Clover Bottom Development Center Nashville, TN Budgeted - FY 10/11		<b>Project Work Type:</b> Demolition	<b>Delivery Method:</b>	<b>Project Budget:</b> \$250,000.00
		<b>Current Work Phase:</b> Awaiting SBC Approval	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$0.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b>	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b> Budget: <span style="background-color: green; color: white;">G</span> Schedule: <span style="background-color: green; color: white;">G</span> Issues: <span style="background-color: green; color: white;">G</span>				

<b>Project:</b> <b>Essential Maintenance</b> Clover Bottom Development Center Nashville, TN Budgeted - FY 11/12		<b>Project Work Type:</b> Maintenance	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$1,000,000.00
		<b>Current Work Phase:</b> Awaiting SBC Approval	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$0.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b>	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b> Budget: <span style="background-color: green; color: white;">G</span> Schedule: <span style="background-color: green; color: white;">G</span> Issues: <span style="background-color: green; color: white;">G</span>				

### Greene Valley Development Center

<b>Project:</b> <b>Window Replacement for Nine Cottages</b> Greene Valley Development Center Greeneville, TN 344/007-01-2010		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$500,000.00
		<b>Current Work Phase:</b> Construction Awaiting NTP	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$440,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Edwards, T.	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b> Budget: <span style="background-color: green; color: white;">G</span> Schedule: <span style="background-color: green; color: white;">G</span> 10/15/10: Designer Contract executed 10/11/10. 11/12/10: Project Kick-off meeting scheduled for 11/17/10. 8/25/11: Construction Contract in signature process. 10/28/11: Construction NTP 10/4/11. Issues: <span style="background-color: green; color: white;">G</span>				

<b>Project:</b> <b>Storage Shed</b> Greene Valley Development Center Greeneville, TN 344/007-01-2011		<b>Project Work Type:</b> New Construction	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$250,000.00
		<b>Current Work Phase:</b> SBC Approved Processing Contract	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$210,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b>	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:**

**Budget:** G

**Schedule:** G 10/28/11: Design Contract in process.

**Issues:** G

<b>Project:</b> <b>Chiller Replacement for Administration Building</b> Greene Valley Development Center Greeneville, TN 344/007-02-2010		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$560,000.00
		<b>Current Work Phase:</b> Construction Awaiting NTP	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$506,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Edwards, T.	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:**

**Budget:** G

**Schedule:** G 11/10/10: Design Contract executed 11/3/10.  
11/12/10: Project Kick-off meeting scheduled for 11/17/10.  
9/28/11: Construction Contract in signature process.  
10/6/11: Construction Contract executed 9/30/11.

**Issues:** G

<b>Project:</b> <b>Laundry Building Boiler Replacement</b> Greene Valley Development Center Greeneville, TN 344/007-02-2011		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$300,000.00
		<b>Current Work Phase:</b> SBC Approved Processing Contract	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$247,500.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b>	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:**

**Budget:** G

**Schedule:** G 10/28/11: Design Contract in process.

**Issues:** G

<b>Project:</b> <b>Essential Maintenance</b> Greene Valley Development Center Greeneville, TN 344/007-03-2010		<b>Project Work Type:</b> Maintenance	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$830,000.00
		<b>Current Work Phase:</b> Bidding	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$753,500.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Edwards, T.	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:**

**Budget:** G

**Schedule:** G 10/28/11: Project overbid. Discussions on "how to proceed" have commenced.

**Issues:** G

<b>Project:</b> <b>Gym/Pool Air Handler Units</b> Greene Valley Development Center Greeneville, TN 344/007-03-2011		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$450,000.00
		<b>Current Work Phase:</b> SBC Approved Processing Contract	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$385,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b>	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b> <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> 10/28/11: Design Contract in process. <b>Issues:</b> <span style="background-color: green; color: white;">G</span>				

## Nashville

<b>Project:</b> <b>Exterior Repairs-221 Foxwood Lane</b> Nashville Nashville, TN 346/000-002		<b>Project Work Type:</b> Repair	<b>Delivery Method:</b> Job Order Contract	<b>Project Budget:</b>
		<b>Current Work Phase:</b> Final Pricing	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b>
<b>Project Manager:</b>	<b>Construction Admin:</b> Patteson, G.	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b> <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> 8/15/11: Sent to Double R for pricing. 8/26/11: Additional design specs may need to be developed. Awaiting information from Gisela Patteson. <b>Issues:</b> <span style="background-color: green; color: white;">G</span>				

## Statewide

<b>Project:</b> <b>ICF/MR Homes-Package 2</b> Statewide Multiple, TN 346/000-05-2005-02		<b>Project Work Type:</b> New Construction	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$4,809,000.00
		<b>Current Work Phase:</b> Construction Closed Awaiting Final Invoice	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$4,809,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Edwards, T.	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b> <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> 10/28/11: Received Designer closeouts 10/12/11. Being evaluated for completeness. <b>Issues:</b> <span style="background-color: green; color: white;">G</span>				

<b>Project:</b> <b>ICF/MR Homes-Package 3</b> Statewide , TN 346/000-05-2005-03		<b>Project Work Type:</b> New Construction	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$3,150,000.00
		<b>Current Work Phase:</b> Construction Closed Awaiting One-Year Corr Insp	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$3,150,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Loggins, B.	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:**

**Budget:** G

**Schedule:** G 10/28/11: Awaiting Construction Administrator's paperwork.

**Issues:** G

<b>Project:</b> <b>ICF/MR Homes-Package 4</b> Statewide Arlington, TN 346/000-05-2005-10		<b>Project Work Type:</b> New Construction	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$5,355,000.00
		<b>Current Work Phase:</b> Construction Closed Awaiting Final Invoice	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$5,355,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Loggins, B.	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:**

**Budget:** G

**Schedule:** G 10/28/11: Closeout documents received; awaiting final payment to clear.

**Issues:** G

<b>Project:</b> <b>ICF/MR Homes-Package 5</b> Statewide Arlington, TN 346/000-05-2005-11		<b>Project Work Type:</b> New Construction	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$2,415,000.00
		<b>Current Work Phase:</b> Construction Closed Awaiting Designer Closeouts	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$2,415,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Loggins, B.	<b>Designer:</b>	<b>Contractor:</b> Jaycon Development Corpor	

**Project Health:**

**Budget:** G

**Schedule:** G 10/28/11: Awaiting closeout documents from Designer and Contractor.

**Issues:** Y Negotiating closeout of Contractor.

<b>Project:</b> <b>ICF/MR Homes-Package 6</b> Statewide Greeneville, TN 346/000-05-2005-12		<b>Project Work Type:</b> New Construction	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$4,390,921.00
		<b>Current Work Phase:</b> Construction	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$4,672,500.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Edwards, T.	<b>Designer:</b>	<b>Contractor:</b> Merit Construction, Inc.	

**Project Health:**

**Budget:** G

**Schedule:** G 10/28/11: Substantial Completion on 10/14/11.

**Issues:** G

<b>Project:</b> <b>ICF/MR Homes-Package 7</b> Statewide Greeneville, TN 346/000-05-2005-13		<b>Project Work Type:</b> New Construction	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$5,040,000.00
		<b>Current Work Phase:</b> Construction	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$5,040,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Edwards, T.	<b>Designer:</b>	<b>Contractor:</b> Levine & Poor, Inc.	
<b>Project Health:</b> <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> 10/28/11: Substantial Completion is scheduled for 10/31/11. <b>Issues:</b> <span style="background-color: green; color: white;">G</span>				

<b>Project:</b> <b>ICF/MR Homes-Package 8</b> Statewide Nashville, TN 346/000-05-2005-15		<b>Project Work Type:</b> New Construction	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$4,200,000.00
		<b>Current Work Phase:</b> Design Development ON HOLD	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$4,200,000.00
<b>Project Manager:</b> Freeman, D.	<b>Construction Admin:</b> Shelton, T.	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b> <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> 10/28/11: On hold. <b>Issues:</b> <span style="background-color: green; color: white;">G</span>				